

MINUTES

BEACH SHOPS

BOARD OF DIRECTORS MEETING

Friday, November 14, 2025 – Corporate Conference Rooms

Members Present:

Scott Apel	Dr. Beth Lesen	Milton Ordoñez	Dr. Nancy Dayne
Dr. Virginia Gray	Andre Achacon	Sonny Ciampa	Shelton King, Jr
Kim Nguyen			

Absent: James Ahumada

Staff Present:

Dr. Miles Nevin, Executive Director	Andrew Kerr, Chief Financial Officer
Marianne Russo, Board Administrator	Rosa Hernandez, Chief Human Resources Officer
Cyndi Farrington, Chief Business Officer	Tom Collier, Beach Shops Controller

A. Call to Order:

The meeting was called to order at 10:33 a.m. by Mr. Scott Apel, Chair.

B. Approval of the Agenda: November 14, 2025

Motion to accept the Agenda as presented.

M/S Mr. Ordoñez / Mr. Ciampa

By acclamation the Agenda for the meeting of November 14, 2025, was approved as presented.

C. Approval of Minutes: September 12, 2025

Motion to accept the Minutes as presented

M/S Mr. Ciampa / Mr. King

By acclamation the minutes of September 12, 2025, were approved as presented.

D. Public Comment:

- There was no public comment given.

E. Board Chair's Report:

- Campus Updates
 - Mr. Apel brought our new interim University President, Andrew Jones, to meet our Beach Shops' Board of Directors.
 - President Jones discussed the importance of the auxiliary departments especially considering the support and services that our organizations bring to the campus year after year.

F. F&I Committee Chair's Report

- Mr. Kerr presented the 1st Quarter financials that were reviewed on October 17th by the F&I Committee.
 - Results exceeded budget expectations with strong growth across divisions, primarily due to the Employee Retention Credit and strong investment performance
 - However, operating costs are starting to surpass sales growth, eroding margins amid inflationary goods prices and increased labor expenses.
 - Mr. Kerr discussed our current Capital Expenditure projects that are supporting strategic efforts for our divisions in modernization, technology integration, and safety enhancements.
- Additionally, he reported that the Tax Return 990 and 990T documents had recently been filed and submitted to the campus and government agencies.

Motion to accept the 1st Quarter FY 2025-2026 Review as recommended by the F&I Committee

M/S: Mr. Achacon / Mr. Ciampa

By acclamation, 1st Quarter FY 2025-2026 Review was approved as presented

G. Risk Management Review:

- Risk Management Review:
 - Ms. Hernandez discussed that we need to annually provide a review of our Risk Management current efforts and guidelines to the Board as part of the CSU Audit requirements.
 - Risk management is critical for the Shops due to our organization's unique environment: retail and food services, cash handling, alcohol licensing, multiple satellite operations, and a largely student workforce that is often inexperienced.
 - We employ a hands-on, companywide approach to these efforts supported by our leadership's commitment to safety, a risk management department that provides oversight of compliance and policies, and an active risk management committee ensuring regulatory compliance and safety training.
 - Our organization continues to successfully leverage campus and community resources to continually strengthen our risk management efforts.

Motion that the Board has reviewed and approved the current Beach Shops' Risk Management program

M/S Mr. Ordoñez / Mr. King

By acclamation the board approved the Risk Management program as presented

H. Executive Director's Report

- Dr. Nevin reviewed some organizational updates and activities that were currently happening:
 - The Shops have received additional communication from the National Labor Board in terms of union organization with certain segments of our staff.
 - We are currently in the middle of Chancellor's Office Audit that is reviewing not only our operations and policies but also our unique Shared Services programs.
- He ended the meeting by leading a discussion about the Board's feedback regarding our location's services and food offerings.

I. Adjournment

There being no further business, the meeting was adjourned at 11:24 a.m.